

**ITEM#** \_\_\_\_\_ **RESO 08-138** \_\_\_\_\_  
**FISCAL IMPACT:** \$50,872 \_\_\_\_\_  
**FUNDING SOURCE:** Capital Improvement Fund \_\_\_\_\_  
**ACCT NUMBER:** 45-9610-40750-00000-7500 \_\_\_\_\_

**ISSUE:**

The Public Works Operations Facility roof replacement.

**SYNOPSIS:**

The Public Works Operations facility roof has outlived its normal life span. The roof was installed approximately 35 years ago. For many years we have patched and repaired the roof. It has become necessary to replace the roof at this time. The Facilities Division would like to replace the existing tar and gravel roof and upgrade to a PTO membrane roof. This type of roofing, is the norm for commercial building, and provides easier upkeep, maintenance and repair.

**BACKGROUND:**

After a thorough inspection of the roof and the maintenance logs it was determined that the roof must be replaced. Most roofs have a warranty and a life span between 10 to 25 years. This roof due to proper maintenance and upkeep outlived its expectancy. We have received four competitive bids from contractors who are proficient in membrane PTO roofing installation. Several have done work for the City in the past and all are certified to do membrane roofing.

Following are the comparisons of the roofing companies that were looked at.

<b>Roofing Company</b>	<b>Roofing System</b>	<b>45 MIL</b>	<b>Warranty</b>	<b>Total Price Installed</b>	<b>60 Mill Option Add \$</b>	<b>Total Price with Option</b>
<b>Utah Western Roofing</b>	<b>Single Ply PTO</b>	<b>45 mil</b>	<b>15 Year Part and Labor</b>	<b>\$47,047</b>	<b>\$3,825.00</b>	<b>\$50,872</b>
Broken Arrow	Single Ply PTO	45 mil	15 Year Material Only	\$51,550		\$51,550
Shaw Roofing	Single Ply PTO	45 mil	15 Year Material and 2 years Labor	\$52,740		\$52,740
Ron Case	Single Ply PTO	45 mil	15 Year Part and 2 year Labor	\$53,600	\$17,800	\$71,400

**RECOMMENDATION:**

We are recommending that The Utah Western Roofing be awarded the contract to replace the roof on the Public Works Operations Facility. They are the responsible lowest bidder with the favorable Warranty on parts and labor and the 60 mil option pricing. We are recommending that we install the 60 mil PTO membrane on this roof.

**SUBMITTED BY:**

Hagop Arslanian, Administrative & Facilities Support Services Manager